

REQUEST FOR PROPOSALS



Department of Executive Services
Finance and Business Operations Division
Procurement and Contract Services Section
206-263-9400 TTY Relay: 711

DATE ISSUED: **February 28, 2008**

RFP Title: **Sale of Summit Pit Roads Maintenance Regional Facility**

Requesting Dept./ Div.: **King County Department of Executive Services – Facility Management Division – Real Estate Services Section**

RFP Number: **1045-08-RLD**

Due Date: **April 29, 2008 - no later than 2:00 P.M.**

Buyer: **Roy L. Dodman, roy.dodman@kingcounty.gov, (206) 263-9293**

Pre-Proposal Conference:

A conference to discuss questions related to this RFP shall be held at **10:00 a.m. on March 10, 2008**, in Conference Room #123 on the 1st Floor of the Chinook Building, 401 Fifth Avenue, Seattle, WA 98104.

Sealed Proposals are hereby solicited and will **ONLY** be received by

**King County Procurement Services Section
Chinook Building, 3rd Floor
401 Fifth Avenue
Seattle, WA 98104-2333**

Office Hours - 8:00 a.m. - 5:00 p.m.
Monday - Friday

SUBMITTERS MUST COMPLETE AND SIGN THE FORM BELOW (TYPE OR PRINT)

Company Name		
Address		City/State/Zip Code
Signature	Authorized Representative / Title	
E-mail	Phone	Fax
Office Use Only: NUM 8 + CD CON FED N TERM/YR No		

This Request for Qualifications and Proposals will be provided in alternative formats such as Braille, large print, audio cassette or computer disk for individuals with disabilities upon request.

If you received or downloaded this document in .pdf format, a MS Word copy may be obtained by contacting the buyer listed above. This MS Word document will be transmitted by e-mail.

Sealed proposal submittals are hereby solicited and will be received only at the office of the King County Procurement Services Section at 401 Fifth Avenue, Seattle, Washington, 98104 no later than 2:00 p.m. on the date noted above regarding the ***Sale of Summit Pit Roads Maintenance Regional Facility (Summit)***. *The property is offered by the King County Department of Executive Services, Real Estate Services Section.* These proposals shall be provided to King County in accordance with the following and the attached instructions, requirements, and specifications.

Submittal - Submittal instructions are provided below in **Section I, General Information** and **Section II Proposal Submittal and Selection Process**.

Questions - After the Pre-Submittal Conference, Submitters will be required to submit any further questions in writing prior to the close of business March 21, 2008 in order for staff to prepare any response required to be answered by Addendum. Questions are best received and most quickly responded to when sent via e-mail directly to the following King County procurement personnel: *Primary* – Roy L. Dodman, Senior Buyer roy.dodman@kingcounty.gov / *Secondary* – Cathy M. Betts, Buyer cathy.betts@kingcounty.gov. Questions may also be sent via email to the address above.

SECTION I – GENERAL INFORMATION

- A. King County is an Equal Opportunity Employer and does not discriminate against individuals or firms because of their race, color, creed, marital status, religion, age, sex, national origin, sexual orientation, or the presence of any mental, physical or sensory handicap in an otherwise qualified handicapped person.
- B. No other distribution of submittals will be made by the Submitters prior to any public disclosure regarding the RFP, the submittal or any subsequent awards without written approval by King County. For this RFP all submittals received by King County shall remain valid for one hundred eighty (180) days from the date of submittal. All submittals received in response to this RFP will be retained.
- C. Submittals shall be prepared simply and economically, providing a straightforward and concise but complete and detailed description of the Submitter's abilities to meet the requirements of this RFP. Fancy bindings, colored displays and promotional materials are not desired. Emphasis shall be on completeness of content.
- D. King County reserves the right to reject any or all submittals received or deemed not responsive to its needs.
- E. In the event it becomes necessary to revise any part of this RFP, addenda shall be created and posted at the King County Procurement web site. Addenda will also be conveyed to those potential submitters providing an accurate e-mail address. If desired, a hard copy of any addenda may be provided upon request.
- F. King County is not liable for any cost incurred by the Submitter prior to executing a purchase and sale agreement. All costs incurred in the preparation of proposals, and participation in this RFP process, shall be borne by the Submitter.
- G. It is proposed that if a selection is made as a result of this RFP, a Real Estate Purchase and Sale Agreement will be negotiated. The Agreement is subject to King County Council approval. If negotiations are not successful with the selected Submitter, negotiations may be initiated with the second ranked Submitter, and then each subsequent Submitter, until the solicitation is canceled or an Agreement acceptable to King County is executed. King County reserves the right to reject any or all submittals received.
- H. News releases pertaining to this RFP, the services, or the project to which it relates, shall not be made without prior approval by, and then only in coordination with, the King County Department of Executive Services – Facilities Management Division.
- I. King County Code 4.16.025 prohibits the acceptance of any submittal after the time and date specified on the Request for Qualifications and Proposals or RFP addenda. There shall be no exceptions to this requirement.

- J. King County agencies' staffs are prohibited from speaking with potential Submitters about the project during the solicitation.

Please direct all questions to:

Roy L. Dodman / Senior Buyer
(206) 263-9293
roy.dodman@kingcounty.gov

or Cathy M. Betts / Buyer
(206) 263-9291
cathy.betts@kingcounty.gov

NOTE: Documents and other information is available in alternate formats for individuals with disabilities upon advance request by calling Mary Lou Allwine at 206-263-9400 or TTY 711.

- K. Protest Procedure - King County has a process in place for receiving protests based upon either submittals or contract awards. If you would like to receive or review a copy, please contact the Buyer named on the front page of this document or call Procurement Services at 206-263-9400.
- L. Electronic Commerce and Correspondence. King County is committed to reducing costs and facilitating quicker communication to the community by using electronic means to convey information. As such, most Invitations to Bid and Requests for Qualifications/Proposals, as well as related exhibits, appendices, and issued addenda can be found on the King County Internet Web Site, located at <http://www.kingcounty.gov/procurement>. Please refer to the "RFPs, RFQs & ITBs / New / Goods & Services" portion of the site (note: some documents or portions thereof may not be posted on the site. Please note any special messages regarding a particular solicitation). This information is posted at the Web Site as a *convenience* to the public, and is not intended to replace the King County process of formally requesting bid documents and providing the County with contact information for the potential proposer. Each Submitter bears the responsibility to confirm the completeness and accuracy of all documents pertaining to a given solicitation, including the receipt of all issued addenda.

If a Submitter downloads a document from the Web Site and does not contact the Procurement Office to obtain a hard copy, the Submitter *must* register with the County via the Procurement website. To register, access "Contact Us" on the left side of the screen, then "Vendor Registration". At this point you will need to submit complete information regarding your company and primary contact, as well as additional information you feel is relevant. Please note which document/documents were downloaded.

After submittals have been opened in public, the County will post a listing of the individuals/organizations submitting qualifications and proposals at the King County Internet site. Please refer to the "RFPs, RFQs & ITBs / Awarded / Goods & Services" portion of the site for a listing, as well as a notification of a final award.

Unless otherwise requested, letters and other transmittals pertaining to this RFP will be issued to the e-mail address noted in our files, and after submittal, noted on the first page of this document. If other personnel should be contacted via e-mail in the evaluation of this submittal, or to be notified of evaluation results, please complete the information in the table below.

Contact Name	Title	Phone	E-mail address

- M. The Washington State Public Records Act (RCW 42.56) requires public agencies in Washington to promptly make public records available for inspection and copying unless they fall within the specified exemptions contained in the Act.
- N. Proposals submitted under this RFP shall be considered public records. During the submittal, evaluation and award process, King County will not release proposals submitted under this RFP to the extent permitted under the Public Disclosure Act. Subject to the paragraph immediately below, proposals submitted under this RFP will be available for inspection and copying by the public at the conclusion of the

evaluation, negotiation, and award process. King County may request an electronic copy of your submittal response at a later time for this purpose. This copy may be requested in MS Word format, and delivered either by e-mail or directly delivered on CD. Please note that if an interested party requests copies of submitted documents, a standard King County copying charge must be received prior to processing the copies.

If a Submitter considers any portion of his/her submittal to be protected under the law, the Submitter shall clearly identify on the page(s) affected such words as "CONFIDENTIAL," "PROPRIETARY" or "BUSINESS SECRET." The Submitter shall also use the descriptions above in the following table to identify the affected page number(s) and location(s) of any material to be considered as confidential (attach additional sheets as necessary). If a request is made for disclosure of such portion, the County will determine whether the material should be made available under the law. If the material is not exempt from public disclosure law, the County will notify the Submitter of the request and allow the Submitter ten (10) days to take whatever action it deems necessary to protect its interests. If the Submitter fails or neglects to take such action within said period, the County will release the portion of the Submittal deemed subject to disclosure. By submitting a Proposal, the Submitter assents to the procedure outlined in this paragraph and shall have no claim against the County on account of actions taken under such procedure.

Type of exemption	Beginning Page / Location	Ending Page / Location

- O. Submitters are urged to use recycled/recyclable products and both sides of paper for printed and photocopied materials, whenever practicable, in preparing responses to this RFP.
- P. Bid Identification Label: Please see the Bid Identification Label on the last page of this document.

SECTION II – PROJECT PURPOSE, PROPERTY INFORMATION, PROPOSAL EVALUATION, SCHEDULE**A. PROJECT PURPOSE – Sale of Property**

The King County Department of Executive Services is pleased to offer this opportunity for interested parties to respond to a Request for Proposals for the purchase of approximately 156.5 acres of undeveloped land known as the Summit Pit Roads Maintenance Regional Facility (Summit) for residential and commercial development. One of the goals of this RFP is to provide affordable housing and any submittal for this property must agree to include affordable housing as a part of any development of Summit.

Summit is located in unincorporated King County, surrounded by the city of Maple Valley, and residential developments, approximately 31 miles southeast of downtown Seattle. It is one of the last large tracts of undeveloped land in South East King County.

Summit was purchased by King County in 1953 and has been used since that time as a major operating headquarters for Roads Maintenance, servicing southeastern King County. Summit is currently being used as a regional roads maintenance facility, including an office, a shop and yard, as well as for waste separation, street waste treatment and disposal, refuse processing, and as a source of timber, sand and gravel. A portion of Elk Run golf course is located on the Summit property in an area designated as a buffer to the mining operation on the site.

B. GOALS

King County's goals in selling the Summit parcel are to maximize achievement of the following objectives:

- To receive cash payment that reflects Summit's fair market value.
- To increase affordable housing opportunities in King County.
- To conserve habitat resource land in King County.
- To sell at least 200 Transferred Development Rights (TDRs) from the King County TDR bank.
- To promote low-impact environmental sustainability and green development concepts in a manner consistent with the provisions of King County's Green Building Initiative.
- To sell the property "AS IS, WHERE IS". This includes the buyer being solely responsible for removal of the existing improvements and reclamation of the area currently being mined for sand and gravel.
- To sell to a developer who will be responsive to the concerns of the surrounding community and who will work cooperatively with the city of Maple Valley.

C. SITE INFORMATION

1. Legal Description: The northwest quarter of Section 34, Township 22 North, Range 6, East, W.M., in King County, Washington; EXCEPTING there from that portion conveyed by instrument recorded under Recording Number 8905110590, in King County, Washington; AND EXCEPT that portion conveyed to the city of Maple Valley by deed under Recorder's No. 20040824000981. And SUBJECT TO: Easement for Slope and Sidewalk conveyed to the city of Maple Valley under Recorder's No. 20040824000980 and Easement for Slope conveyed to the city of Maple Valley under Recorder's No. 20040824000982.
2. Location: Summit Pit is located in the Southeast corner of the intersection of 228th Avenue Southeast and Southeast 272nd Street (Southeast Kent-Kangley Road). Currently, the property is located outside of the urban growth line and outside of the City Limits of Maple Valley, Washington.
3. Size, Shape and Topography: The property is a mostly square parcel comprising most of the Northwest quarter of Section 34, Township 22 North, Range 6 East, W.M. The site slopes from its highest point near the southwest corner at an elevation of 610 feet down to the north and east with the lowest elevation near the center of the aggregate pit at 550 feet.

There are nine holes of a golf course located along the periphery of the property, except in the northwest corner. The golf course provides a 61.93 acre buffer between the maintenance and mining activities and the surrounding residential neighborhoods. The main Maintenance Facility is located on 13.68 acres in the northwest corner. The remaining 80.89 acres are used for road maintenance activities, including mining gravel.

4. **Frontage and Access:** The property fronts 228th Avenue Southeast all along its west boundary and Southeast 280th Street all along its south boundary. About one-half of its northerly boundary fronts Southeast 272nd Street or Southeast Kent-Kangley Road (SR 516), which is a major east/west arterial. The intersection of Southeast 272nd and 228th Avenue Southeast is signalized. The entrance to the site is off 228th Avenue SE near SE 272nd Street.
5. **Existing Improvements.** The property is currently a Roads Maintenance Facility. Improvements include a double-wide office trailer and a cinder block and steel office building with attached steel garage with one side open, numerous wood storage sheds, and other improvements related to road maintenance work. A diesel electric generator, gas facility, truck scale, and newer material storage for street sweeping, catch basin solids, and liquid deicer facilities are not included and will be moved to a new roads maintenance facility. In addition, all processed raw materials (sand, crushed rock, riprap, large woody debris) will be removed from the site. The exterior of the property is fenced with 8' chain link fencing and 3 strands of barbed wire. Nine holes of the Elk Run Golf course are also on the site, pursuant to a lease, which will be terminated and the property vacated by the time King County moves its operations from the Summit property. There is also an interior fence separating the golf course from the mining site and the maintenance facility from the golf course.
6. **Easements and Right of Way:** A Bonneville Transmission easement is 375 feet wide and located in the northern one-third of the property. It runs east and west in a diagonal direction.
7. **Utilities:** All normal urban utilities are available to the site including water, natural gas and telephone/cable. Sewer services would be available if the zoning is changed from rural to urban. Water service is provided by Covington Water District and is available by connecting to mains along Southeast 272nd Street, Southeast 280th Street, 228th Avenue Southeast and Southeast 276th Street. Sewer service would be provided by Soos Creek Water and Sewer District and is available directly along Southeast 272nd Street, Southeast 280th Street, 228th Avenue Southeast, and Southeast 276th Street.
8. **Soil/Subsurface Conditions:** According to reports completed for Roads, the soils are a coarse texture glaciofluvial soil which has excellent drainage and load bearing characteristics. Most of the aggregate mines in the greater Puget Sound Region are located on this type of soil. There are about 1,976,778 in bank cubic yards of gravel in Summit. There is also merchantable timber.
9. **Zoning:** Currently the property is located outside of the urban growth line and is zoned RA-5. The mining that is done by King County is a legal non-conforming use and specifically limits mining to King County use only. The Department of Development and Environmental Services (DDes) has proposed as part of the Draft 2008 King County Comprehensive Plan update a change to the underlying land use designation to an Urban Planned Development (UPD) and the zoning to R-8. With the UPD land use, King County Code (KCC) Chapter 21A.39 would come into play. The UPD designation allows more flexibility in the types of uses that are allowed. The UPD requires a minimum of one acre of commercial development for every 2,500 residents in the UPD. The draft changes can be found on the DDes website for the King County Comprehensive Plan as well as in the available resource material
10. **Wetlands:** There are about 4.2 acres of wetlands located in the northeast corner of the property. The majority of the wetlands are located within the Bonneville Transmission easement.
11. **Critical Areas:** A large portion of the property is within a Category I Critical Aquifer Recharge Area (CARA), primarily located in the northwest and southeast portions of the property. These areas are

determined to be highly susceptible to groundwater contamination. Restrictions may limit use of these areas according to KCC Chapter 21A.24.316.

12. **Reclamation:** There are currently reclamation plans on file with Washington Department of Natural Resources (WDNR) and DDES; however, these plans do not include consideration for residential development. It is anticipated that the buyer of the property would submit a revised reclamation plan to accommodate the proposed development. The State Mined Land Reclamation permit requires a request for transfer of the permit to be signed by the buyer and seller of the property and submitted to the state with a bond equal to \$19,500 for the first three disturbed areas and \$4,000 per acre thereafter. The current estimated bond amount is \$87,500.
13. **Property Background:** As described above in Section II A, King County uses the site as a regional maintenance facility. Summit serves the southeast portion of unincorporated King County as well as the cities of Maple Valley and Covington. Summit houses a broad range of functions and activities described below. Included with each description is a list of known or anticipated permitting requirements. Although Summit is an ideal site in terms of operational capability and service delivery, over time it has become surrounded by the city of Maple Valley and residential developments which are impacted by its operations. As a result, King County's Department of Transportation Road Services Division has commenced a process to transfer all of the following listed activities to a new site or sites:
 - Mining:** activities include excavating, screening, crushing, sorting, and hauling sand and gravel used for road repair and construction. (Permits - King County Clearing and Grading, National Pollutant Discharge Elimination System (NPDES) Industrial Sand and Gravel, Washington State Mined Land Reclamation, and Washington State Forest Practices)
 - Filling:** activities include hauling, placing, spreading, and compacting waste soil obtained from ditch cleaning, slide removal, drainage repairs, and unsuitable soil for structural fill associated with routine road maintenance and construction operations. (Permits - King County Clearing and Grading and NPDES Industrial Sand and Gravel)
 - Street Waste Processing Program (SWAP):** includes hauling, screening, and sorting street sweeping material and catch basin solids to remove contaminants and recycle for use as fill and topsoil. (Permits - King County Clearing and Grading, NPDES Industrial Sand and Gravel, and Health Department review)

King County Roads created the Regional Vactor Waste Disposal Program in response to the Municipal NPDES requirements to comply with the Clean Water Act. At the same time, new King County code requirements were adopted that required private commercial property owners to clean out ("vactor") their storm drainage systems on established frequencies. King County took pro-active measures to enable compliance by constructing a network of vactor waste decant stations currently open to 16 private vactor companies and 8 public agencies, as well as the county. The goal of this Street Waste Alternative Program (SWAP) is to provide an efficient and environmentally sound system for disposing of waste generated from the required cleaning of storm water drainage systems. SWAP is critical not only to King County operations, but to other jurisdictions and the private sector as well.

 - Timber harvesting of large woody debris (LWD):** includes mechanical removal of the tree and root wad in one piece typically done using a large tracked excavator for use on stream or river restoration projects. (Permits - Washington State Forest Practices, King County Clearing, and NPDES Industrial Sand and Gravel)
 - Material storage:** includes pipes, rock, sand, gravel, asphalt, snow sand, salt, liquid de-icer, treated timber, catch basins, manholes, frames and grates and other materials required for road maintenance and repair. (Permits - King County Clearing and Grading, NPDES Industrial Sand and Gravel)

Fueling station: fuel is available 24/7 for emergency services for all public agencies (from above ground storage tanks). (Permits - Puget Sound Air Quality and NPDES Municipal)

Equipment repair and washing facilities provide for routine maintenance on road construction equipment including tire repairs, minor welding, oil and lube changes, and broom and blade replacements. (Permits - NPDES Industrial Sand and Gravel and NPDES Municipal)

Coordinated Reduction of Waste (CROW) includes stockpiling and separating waste materials into recyclable components for temporary storage until quantities are large enough to efficiently haul to vendors and treatment sites. Materials include brush, tires, asphalt, concrete, lumber, litter, catch basin solids, street sweeping material, scrap metal, and other mixed waste. (Permits - King County Clearing and Grading, NPDES Industrial Sand and Gravel, and Health Department review)

Water and Land Resources Division material storage includes LWD, sand, rock, gravel, native plants, topsoil, and other materials commonly used on streams, rivers, and sensitive area restoration projects. (Permits - King County Clearing and Grading, NPDES Industrial Sand and Gravel)

Emergency debris storage is required after major storm events and natural disasters to provide temporary storage of large quantities of waste materials generated during 24/7 operations when vendors are closed. This capability provides for the efficient recycling and disposal of large quantities of debris generated over a short period of time. Activities include tub grinding woody debris and large scale CROW activities. (Permits - King County Clearing and Grading, NPDES Industrial Sand and Gravel)

Maintenance crew headquarters provide office spaces, meeting rooms, equipment storage, drying rooms, lockers and restrooms for Road Maintenance field staff. (Permits - NPDES Municipal)

CIP staging work areas are provided for storage of materials and equipment to be used on major CIP projects being constructed in the vicinity. (Permits - King County Clearing and Grading, NPDES Industrial Sand and Gravel)

The Road Services Division is currently assessing the feasibility of relocating the above listed activities to King County land commonly known as the Ravensdale shooting range site. The Road Services Division has completed its first phase of due diligence work related to traffic, environmental, geotechnical, cultural resource and preliminary facility information analysis. To date, preliminary information suggests that a new Rural Regional Road Maintenance Facility (RRRMF) is permissible at the Ravensdale property and can meet the basic Roads Maintenance requirements with the exception of mining for gravel. However, this does not ensure that the required use and occupancy permits will be issued or that they would come with operationally and/or economically viable conditions. Additional due diligence analysis are underway to determine if the Ravensdale property is a viable relocation site.

Based on the most current information, it is anticipated that the process of planning, designing, permitting, constructing and moving the Regional Maintenance Facility to Ravensdale will proceed as follows:

- Completion of Phase 2 Due Diligence work - 4th Quarter 2008
- Acquisition of all final permits – 3rd Quarter 2010
- Completion of Construction of the new Facility - 2nd Quarter 2012
- Move to new Facility - 3rd Quarter 2012.

King County reserves the right to alter any and all of the above timeframes, which are provided solely as background information for prospective Submitters.

Disclaimer: *The information in this RFP has been prepared with care; however, it is provided only for informational purposes as general reference and guidance for potential Submitters. It is each Submitter's responsibility to perform its own review and due diligence with respect to facts and the application of laws and regulations to its project proposal, and to ultimately apply for and obtain any required approvals for its project proposal. Submitters may not rely to their detriment on the information contained herein.*

D. BACKGROUND MATERIALS AND BOILERPLATE DOCUMENTS AVAILABLE FROM KING COUNTY

The following materials and documents are available for review. If you are interested in a copy of any of the documents listed below, please contact the King County procurement personnel listed in Section I of this RFP, preferably by e-mail. The King County staff will indicate what your costs would be and when the documents would be available for pick up at the Real Estate Services office located in the King County Administration Building, Room 500, 5th Floor, 500 Fourth Avenue, Seattle, WA 98104. A copying charge payment must be received upon delivery of the photocopies. (\$0.15 per page for 8 ½" by 11" copies, and \$1.18 per page for 36" by 48" copies of drawings.) A set of documents will be available in the Procurement & Contract Services Section offices for "Review Only". If you would like to review the documents, please contact the listed King County procurement personnel.

1. Summit Pit Borrow Site Evaluation dated December 19, 2001 prepared by King County DOT;
2. Hong West Summit Pit Evaluation dated July 16, 1997 prepared by King County DOT;
3. Summit Pit Borrow Evaluation Supplemental Geotechnical Investigation, Project No. M4642, dated March 2006 prepared by King County DOT;
4. Summit Gravel Pit Report Review dated June 2, 2006 prepared by Golder Associates;
5. Summit Street Waste Processing Facility, Appendix 5, Geotechnical Analysis of the Processing Site and Disposal Area, Project No. C46919 dated December 19, 2002 prepared by King County DOT;
6. Summit Facility Building Relocation Project Number M 44435 Report dated July 25, 2005 prepared by King County Road Services Division DOT;
7. Email from Bernie Thompson to Timothy Hyden dated November 20, 2006 re Summit Facility;
8. Email from Bernie Thompson to Timothy Hyden dated November 20, 2006 re Summit Pit Gravel Quantities; Below Groundwater level;
9. Email from Alan Corwin to Bernie Thompson dated September 13, 2006 re Summit Gravel Pit Quantity Estimate;
10. Summit Pit – Estimate of Sand and Gravel Resources Summary of Field Observations dated May 24, 2007 prepared by King County DOT;
11. Review of King County Summit Gravel Pit Volume Estimated dated May 24, 2007 prepared by Hart Crowser;
12. Maple Valley Economic Profile and Market Assessment dated January 2007 prepared by City of Maple Valley;
13. Summary Report Limited Appraisal of Summit Pit Property dated March 30, 2006 prepared by Allen Brackett Shedd;
14. (Updated) Summary Report Appraisal of Summit Pit Property dated July 6, 2007 prepared by Allen Brackett Shedd;
15. Revised Surface Mine Reclamation Permit No. 70-010347 dated December 19, 1996 and Revised Standard Reclamation Plan dated December 16, 1996;
16. Grading/Clearing Permit, Project L99GI301 issued 7-16-1999 with conditions of Permit/Approval;
17. Grading/Clearing Permit Extension, Project C9103700 issued March 4, 2002;
18. Overview of South County Regional Road Maintenance Facility at Summit dated October 2005 prepared by King County DOT;

19. Summit RMS Facilities 2000 Aerial Map, King County Mapping;
20. Summit RMS Facilities Critical Areas – Geologic, King County Mapping, Plot date 10/11/2006;
21. Summit RMS Facilities Wetlands/Streams/Wildlife, King County Mapping, Plot date 10/11/2006;
22. Summit RMS Facilities Basin Condition, King County Mapping, Plot date 10/11/2006;
23. Summit RMS Facilities Flow Control, King County Mapping, Plot date 10/11/2006;
24. Summit RMS Facilities Water Quality, King County Mapping, Plot date 10/11/2006;
25. Summit RMS Facilities Critical Aquifer Recharge Areas, King County Mapping, Plot date 10/11/2006;
26. Land Use Map dated 10/24/2006, King County iMAP – Property Information;
27. 2008 King County Comprehensive Plan Update Maple Valley Summit Pit Area Zoning Study, Public Review Draft prepared by Department of Development and Environmental Services dated September 2007;
28. Land Use Agreement between Department of Energy Bonneville Power Administration and King County DOT dated June 1, 2005;
29. Memorandum from Linda Dougherty to Kathy Brown re Conditional Surplus of the Division's Summit Pit Regional Maintenance Facility Property dated July 10, 2007;
30. Commitment for Title Insurance issued by Pacific Northwest Title, Order No. 669045 and Supplemental Report #1 dated February 12, 2008;
31. Summit Facilities, Alternative Street Waste Program 1991, and updated 2002;
32. Summit Facilities, Grading Plan 1991, updated 1995;
33. Summit Facility, Topographic Map, 2008; and
34. Amended Land Use Agreement No. 20050031, Department of Energy Bonneville Power Administration, February 13, 2007.

E. PROPOSAL SUBMITTAL AND SELECTION PROCESS

This RFP outlines the information necessary to understand the selection process and the documentation required for submitting proposals.

After reviewing this RFP and attending the Pre-Submittal Conference, any prospective Submitter that determines it has the necessary expertise and experience to successfully satisfy the above-stated goals and below stated requirements of King County, shall apply for consideration by submitting a Letter of Interest and Proposal(s).

Those parties submitting Letters of Interest and Proposal(s) shall be referred to as "Submitters".

In addition to one (1) signed original of this RFP document, each Submitter shall submit one (1) signed original Letter of Interest and one or more original of the Proposal(s). Further, each Submitter shall submit eight (8) copies of its Letter of Interest and Proposal(s). The original in both cases shall be *noted or stamped "Original"*. In addition, provide *one (1) CD-ROM*, with either *one (1) pdf version* of the submittal, *one (1) Microsoft Word version* of the proposal (2000-2005 edition), or both. The Letter of Interest shall not exceed two (2) pages and shall contain information not requested in the Proposal(s), but that the Submitter deems important. Each copy of the Proposal(s) shall include the name and address of the Proposer.

Following receipt of Letters of Interest and Proposal(s), and at the County's sole discretion, the County reserves the right to request additional information.

An Evaluation Committee ("Committee") will evaluate each Proposal. Each Submitter may be requested to make an oral presentation to the Committee as part of the selection process. The Committee will review and evaluate Proposals using the evaluation criteria set forth in this RFP. The Proposals will be ranked by the Committee.

F. PROPOSAL EVALUATION

1. Minimum Documentation that must be submitted by every Submitter:

- A sum certain purchase offer for Summit to be paid in cash at closing.
- A description of the individual[s], firm[s] or organization[s] making and implementing the proposal.
- A description of the significant individuals involved in making the proposal and the role of each individual.
- Resumes of key individuals involved in making the proposal.
- Documentation that demonstrates the Submitter's financial capacity to complete all requirements of the RFP.
- Contact information for Submitter's financiers, if any.
- Signed Statement in the form available from King County that states Submitter will provide Conservation Land, identifies the conservation land, describes the nature and duration of the interest Submitter has in the Conservation Land and describes the interest in the conservation land Submitter offers to convey to King County (only applicable If Submitter is offering Conservation Land).
- An example of land development projects that the Submitter has successfully completed on land that is similar in size to the Summit site.

2. Minimum Proposal Requirements:

To be eligible for Proposal evaluation, the Submitter **must** submit evidence that the Proposal meets the following Minimum Requirements:

- The Submitter agrees to include affordable housing in any development of the property. The Submitter agrees that not less than 30% of the total housing units to be developed on site shall be made available for ownership and/or rental as described, below, in this RFP.
- The Submitter agrees that site development will proceed on a timetable that will assure that Submitter will be in receipt of a grading permit and will have commenced site development within two (2) years of Closing on the Summit sale.
- The Submitter agrees that King County's obligation to proceed with the sale of Summit is contingent upon King County obtaining final permits for all King County Roads Maintenance activities being transferred to Ravensdale.
- The Submitter agrees to complete closing on the Summit sale and make full cash payment when King County Roads Maintenance completes construction of its new facility and relocates its operations.
- The Submitter agrees to purchase the property "AS IS, WHERE IS". This includes the buyer being solely responsible for removal of the existing improvements and reclamation of the area currently being mined for sand and gravel.

3. Definition of Affordable Housing.

Not less than 30% of the total housing units to be developed on site shall be made available for ownership and/or rental as follows:

- Approximately 10% of the total housing units shall be made available for sale to households earning up to 80% of the annual median income as defined by HUD Income Guidelines for King County as of the date the units are sold OR shall be rented to households earning 50-60% of the annual

median income as defined by HUD Income Guidelines for King County as of the date the units are rented.

- Approximately 10% of the total housing units shall be made available for sale to households earning 80%-100% of the annual median income as defined by HUD Income Guidelines for King County as of the date the units are sold OR shall be rented to households earning 60-80% of the annual median income as defined by HUD Income Guidelines for King County as of the date the units are rented.
- Approximately 10% of the total housing units shall be made available for sale to households earning 100%-120% of the annual median income as defined by HUD Income Guidelines for King County as of the date the units are sold OR shall be rented to households earning 80-100% of the annual median income as defined by HUD Income Guidelines for King County as of the date the units are rented.

Within each of the above three affordable housing unit categories, the Submitter may provide any mix of ownership and rental units, as long as: 1) the total affordable housing units provided totals 30% of the housing units to be developed on site, and 2) within each of the three categories there is a range of income levels and not a concentration of units at the highest income level within the category. For example, within the category of ownership units at 80%-100% of the median household income, the average should be at approximately 90%.

The affordability of any rental housing shall be guaranteed by deed covenant for at least 30 years and the affordability of any ownership housing shall be guaranteed by deed covenant for at least 15 years.

4. Proposal Evaluation Criteria:

The criteria outlined below will be used in evaluating Proposals. Award, if any, will be made to the Submitter who, in the opinion of King County, best satisfies these evaluation criteria. To assist in evaluation, Submitters shall include all of the following requested information in a clear, comprehensive and concise manner.

- a. Price:** *Points* will be awarded for the purchase price offered by the Submitter as set forth below. Points shall be applied from first dollar.

- 4 points/ million \$ if below \$50 million;
- 5 points/ million \$ if equal to or more than \$50 million, but less than \$55 million;
- 6 points/ million \$ if equal to or more than \$55 million, but less than \$60 million;
- 7 points/ million \$ if equal to or more than \$60 million, but less than \$65 million;
- 8 points/ million \$ if \$65 million or more.

As an example, a Proposal that offers \$30 million would receive 120 points. A proposal that offers \$80 million would receive 640 points.

- b. Qualifications:** *A total of 140 points* are possible for the following criteria. Submitters are to identify the individuals who led each of the projects listed.
- Evidence of the financial strength and stability of the Submitter and Submitter's financiers, if any, to purchase the site and develop it following Closing. Closing is expected to occur in the 3rd Quarter of 2012. Include net worth and/or other measurement of financial strength *(35 points possible)*.
 - Evidence of ability and past experience with housing development and/or partnerships developing affordable housing units *(35 points possible)*.
 - Evidence of the successful completion of residential development of land similar in size to this property *(35 points possible)*.

- Five references reflecting the Submitter's ability to adhere to and work successfully with the development and regulatory requirements of King County or other local jurisdictions. Include name, title, phone number, mailing address and email address (35 points possible).

- c. Conservation of Habitat Resource Land in King County:** Up to 100 points will be given to any Proposal that contains an element of land preservation aimed at achieving broader County objectives of protecting the ecological health of the region by protecting valuable ecological lands, working forests or working farmlands in unincorporated King County. The County, in cooperation with the Trust for Public Lands has developed the "Greenprint for King County, 2005" ("Greenprint") that describes the overall priorities and objectives for protecting high priority resource lands. Greenprint used a multi-parameter model to rank lands for acquisition according to several themes. Ecological lands were rated according to their ability to protect ecosystem services including water quality and quantity, preserving salmon habitat and healthy forests, and protecting river floodplain functions. Farm lands and forest lands were valued for their productivity (economic value) and adjacency to other similar lands. Proposals that include conservation land should focus on transferring to the County lands of highest ecological, forest or agricultural value. The Greenprint report, including maps, is available on-line at <http://dnr.metrokc.gov/wlr/greenprint/>.

Proposals that include conservation land will be evaluated on the basis of the actual attributes of the lands that meet the above objectives. Recognizing the countywide scale of the Greenprint maps, field verification may be necessary to determine the actual preservation values offered by the property. Proposals will be allocated points on several factors including:

- Meeting the multiple environmental objectives noted above including implementation of Salmon Conservation Plans (available at <http://dnr.metrokc.gov/topics/salmon/SALtopic.htm>),
- Being large, contiguous acreages, at risk of substantial development,
- Connecting to other protected lands or forming links with other valuable lands,
- Agricultural land should be located within designated Agricultural Production Districts (see <http://www.metrokc.gov/ddes/compplan/2004/PDFs/Chap3-Map-AgForestLands.pdf>),
- Forest lands should be within the Forest Production District or Forest Focus Areas (see above link), and
- The property should be located near urban growth boundaries.

Preference will be given to Proposals that grant conservation easements to King County, instead of conveying fee title.

- d. Transfer of Development Rights.** 60 points are possible for the purchase of at least 200 Transferred Development Rights from the King County TDR bank. Such Transferred Development Rights may be used anywhere within King County.
- e. Green Building Initiative.** Up to 30 points are possible for agreeing to incorporate low-impact development concepts, green building construction methods, energy efficient design, water conservation, and material reuse into any development of the property. Submitters willing to agree to seek certification for Built Green (4 or 5 star level) or LEED (silver or above) are highly desired. The promotion of this public benefit is intended to be consistent with King County's Green Building Initiative and Climate Change Plan.

G. ORAL PRESENTATION AND INTERVIEW


If an award is not based solely on the written Proposals, interviews may be conducted with the top ranked Submitters. There will be zero (0) points awarded for the interview; however, the responses will be used to verify and finalize scoring from the written evaluation.

H. SCHEDULE (some dates tentative and subject to change)

Issue Request for Proposals	2/28/08
Pre-Proposal Conference	3/10/08
Site Tour for those Attending Pre-Proposal Conference	3/14/08
Final Questions Deadline	3/21/08
Due Date for Qualifications and Proposals	4/29/08
Oral Interviews, if necessary	Week of 5/19/08
Tentative Selection of Winning Proposal.....	Week of 5/28/08

SECTION III – PROPOSAL CHECKLIST

- A. One (1) signed copy of entire RFP package.
- B. One (1) signed copy of any Addendum that was issued. (If it has signature box at bottom of first page, it must be returned.)
- C. One (1) signed original Letter of Interest.
- D. One (1) unbound copy of Proposal response marked “Original”.
- E. Eight (8) copies of Letter of Interest and Proposal response, plus One (1) CD-ROM in pdf or MS-Word format.
- F. Complete the Proposal Identification Label below (or reasonable facsimile) and attach it to a prominent place on the exterior of the submission envelope, box, etc.

URGENT – SEALED BID ENCLOSED Do Not Delay – Deliver Immediately	
URGENT	 King County King County Procurement & Contract Services Section Exchange Building, 8 th Floor 821 2nd Ave., EXC-FI-0862 Seattle, WA 98104-1598
	Bid No. RFP 1045-08RLD Bid Title Sale of Summit Pit Roads Maintenance Regional Facility Due Date Vendor
URGENT	